



SUNDERLAND

Franklin County



[NARRATIVE](#)
[GEOGRAPHY](#)
[GOVERNMENT](#)
[DEMOGRAPHICS](#)
[HOUSING CHARACTERISTICS](#)
[TRANSPORTATION](#)
[CULTURE AND RECREATION](#)
[MISCELLANEOUS](#)



NARRATIVE

Narrative

The Town of Sunderland is a rural-residential community in the southeast corner of Franklin County. Sunderland has a long history of agricultural operations, many of which continue today, including several active dairy farms, tobacco farms, produce farms and maple sugaring businesses. Sunderland is home to Mount Toby State Forest, a favorite hiking, biking and trail-riding spot. The Connecticut River provides the town's border to the west. The college town of Amherst is the town's most populous near neighbor and is in large part responsible for the high number of rental units in the town. Statistics indicate that Sunderland has the highest number of rental units per capita, outside of the City of Boston, than any other municipality in Massachusetts. Three large apartment complexes have provided housing for a somewhat transient population-primarily students and staff from the University of Massachusetts. In the last several years, young families from urban communities to the south have been moving to these apartment complexes, diversifying the community and requiring new services from the school and town government. One of the first towns in the region to construct a new elementary school, the community is proud of this beautiful building that has received architectural awards and favorable comments.

The town's "Buttonball Tree" (over 350 years old) is a majestic presence on North Main Street and a tourist attraction. Main Street (Route 47), intersected by Route 116 in the town's center, is a beautiful stretch of road, notable for its historic homes, wide lawns and maple trees. The historic Town Hall and architecturally significant Graves Memorial Library, sit in the town center and provide a focal point for town activities.

(Narrative supplied by community)



GEOGRAPHY

Location

West central Massachusetts, bordered by Montague on the north, Leverett on the east, Amherst on the south-east, and Hadley on the south. The Connecticut River forms the western border of the town, separating it from Whately and Deerfield. Sunderland is 8 miles north of Amherst, 85 miles west of Boston, and 165 miles from New York City.

Total Area: 14.80 sq. miles

Land Area: 14.39 sq. miles

Population: 3,399

Density: 236 per sq. mile

Climate

(National Climatic Data Center)

(Amherst Station)

Normal temperature in January.....23.6°F

Normal temperature in July.....71.9°F

Normal annual precipitation.....42.5"

U.S.G.S. Topographical Plates

Mt. Toby, Greenfield

Regional Planning Agency

Franklin County

Metropolitan Statistical Area

(1993 Definition)

Springfield



GOVERNMENT

Municipal Offices

Main Number: (413) 665-1441

[Telephone Numbers for Public Information](#)

Form of Government

Board of Selectmen

Administrative Assistant

Open Town Meeting

Year Incorporated

As a town: 1718

Registered Voters (Secretary of State 1994)

	Number	%	
Total Registered	1,531		
Democrats	483	31.5	%
Republicans	145	9.5	%
Other parties	3	0.2	%
Unenrolled Voters	900	58.8	%

Legislators

[Senators and Representatives by City and Town](#)



DEMOGRAPHICS

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic Area: Sunderland town, Franklin County, Massachusetts

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population.....	3,777	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population.....	3,777	100.0
Male.....	1,845	48.8	Hispanic or Latino (of any race).....	89	2.4
Female.....	1,932	51.2	Mexican.....	12	0.3
Under 5 years.....	189	5.0	Puerto Rican.....	25	0.7
5 to 9 years.....	217	5.7	Cuban.....	7	0.2
10 to 14 years.....	175	4.6	Other Hispanic or Latino.....	45	1.2
15 to 19 years.....	190	5.0	Not Hispanic or Latino.....	3,688	97.6
20 to 24 years.....	732	19.4	White alone.....	3,306	87.5
25 to 34 years.....	689	18.2	RELATIONSHIP		
35 to 44 years.....	584	15.5	Total population.....	3,777	100.0
45 to 54 years.....	488	12.9	In households.....	3,725	98.6
55 to 59 years.....	119	3.2	Householder.....	1,633	43.2
60 to 64 years.....	76	2.0	Spouse.....	612	16.2
65 to 74 years.....	150	4.0	Child.....	801	21.2
75 to 84 years.....	127	3.4	Own child under 18 years.....	653	17.3
85 years and over.....	41	1.1	Other relatives.....	68	1.8
Median age (years).....	29.7	(X)	Under 18 years.....	16	0.4
18 years and over.....	3,091	81.8	Nonrelatives.....	611	16.2
Male.....	1,499	39.7	Unmarried partner.....	151	4.0
Female.....	1,592	42.1	In group quarters.....	52	1.4
21 years and over.....	2,894	76.6	Institutionalized population.....	46	1.2
62 years and over.....	351	9.3	Noninstitutionalized population.....	6	0.2
65 years and over.....	318	8.4	HOUSEHOLD BY TYPE		
Male.....	119	3.2	Total households.....	1,633	100.0
Female.....	199	5.3	Family households (families).....	766	46.9
RACE			With own children under 18 years.....	368	22.5
One race.....	3,738	99.0	Married-couple family.....	612	37.5
White.....	3,353	88.8	With own children under 18 years.....	274	16.8
Black or African American.....	89	2.4	Female householder, no husband present.....	110	6.7
American Indian and Alaska Native.....	10	0.3	With own children under 18 years.....	66	4.0
Asian.....	243	6.4	Nonfamily households.....	867	53.1
Asian Indian.....	53	1.4	Householder living alone.....	456	27.9
Chinese.....	79	2.1	Householder 65 years and over.....	80	4.9
Filipino.....	8	0.2	Households with individuals under 18 years.....	383	23.5
Japanese.....	11	0.3	Households with individuals 65 years and over.....	203	12.4
Korean.....	50	1.3	Average household size.....	2.28	(X)
Vietnamese.....	10	0.3	Average family size.....	2.93	(X)
Other Asian ¹	32	0.8	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	3	0.1	Total housing units.....	1,668	100.0
Native Hawaiian.....	3	0.1	Occupied housing units.....	1,633	97.9
Guamanian or Chamorro.....	-	-	Vacant housing units.....	35	2.1
Samoa.....	-	-	For seasonal, recreational, or		
Other Pacific Islander ²	-	-	occasional use.....	10	0.6
Some other race.....	40	1.1	Homeowner vacancy rate (percent).....	0.7	(X)
Two or more races.....	39	1.0	Rental vacancy rate (percent).....	1.2	(X)
<i>Race alone or in combination with one</i>			HOUSING TENURE		
<i>or more other races:</i> ³			Occupied housing units.....	1,633	100.0
White.....	3,387	89.7	Owner-occupied housing units.....	795	48.0
Black or African American.....	100	2.6	Renter-occupied housing units.....	898	55.0
American Indian and Alaska Native.....	21	0.6	Average household size of owner-occupied units.....	2.63	(X)
Asian.....	260	6.9	Average household size of renter-occupied units.....	1.99	(X)
Native Hawaiian and Other Pacific Islander.....	4	0.1			
Some other race.....	46	1.2			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.



HOUSING CHARACTERISTICS

Home Sales (Banker & Tradesman) -

[Town Stats - Free market Statistics](#)

Subsidized Housing Units (DHCD 1998)

[DHCD Subsidized Housing Inventory](#)

Subsidized Housing Units: The number of housing units which count toward the municipality's 10% goal for low- and moderate-income housing. It includes both subsidized affordable units and market rate units in certain eligible subsidized developments.

Public Housing Units (DHCD 1999)

Conventional State: 0

Conventional Federal: 0

Rental Assistance(DHCD 1999)

State (MRVP: 0

Federal (Section 8): 0



TRANSPORTATION

TRANSPORTATION AND ACCESS

The major axes of transportation in Franklin County, where Sunderland is situated, are State Route 2, and Interstate Route 91, which follows the Connecticut River. The region is well-served by rail. The Springfield Terminal Railway (the former Boston and Maine Railroad) lines parallel the two major highways, and the Central Vermont Railway's main line passes through the eastern portion.

Major Highways

Principal highways are State Route 47 and State Route 116, which forms an interchange with Interstate 91 in the neighboring town of Whately.

Rail

Amtrak's passenger rail service between Montreal and Washington, D.C., is accessible in neighboring Amherst. There is no freight rail service in Sunderland, but the network of intermodal facilities serving Massachusetts is easily accessible.

Bus

Sunderland is a member of the Pioneer Valley Transit Authority (PVTA), which provides fixed route service to Amherst and between Amherst, Sunderland, and Deerfield. The Franklin Regional Transit Authority (FRTA) provides paratransit services to the elderly and disabled. Peter Pan Bus Lines offers service between Greenfield and Springfield, with connection to other points.

Other

The Turners Falls Municipal Airport, a General Aviation (GA) facility, is easily accessible. It has a 3,013'x 75' asphalt runway. Instrument approaches available: Non-precision.



CULTURE AND RECREATION

LIBRARIES

[Board of Library Commissioners On-line Library Catalog](#)

MUSEUMS

(American Association of Museums)

None

RECREATION

[Telephone Numbers for Public Information](#)

Recreational Facilities (Recreational sites and activities)

[Department of Environmental Management Recreation Section](#)



MISCELLANEOUS

HEALTH FACILITIES

(Dept. of Public Health 1992)

Hospitals

None

Long Term Care

Cozy Corner Nursing Home, Inc

Hospices

None

Rest Homes

None

UTILITIES

[Telephone Numbers for Public Utilities](#)

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NOTE: The COMMUNITY PROFILE draws information from a diversity of sources. The main source of information is listed under each section. In some instances comments submitted by the municipality were incorporated to correct and/or enhance the information obtained from the main source. However, no changes were made to those data bases which must be consistent throughout the state. DHCD has made efforts to ensure the accuracy of all data in the COMMUNITY PROFILES, but cannot take responsibility for any consequences arising from the use of the information contained in this document.